

INVITATION FOR THE ANNUAL GENERAL MEETING

The Board of Directors of **Budapesti Ingatlan Hasznosítási és Fejlesztési nyilvánosan működő Részvénytársaság** (Registered office: 1033 Budapest, Polgár str. 8-10., hereinafter referred as: Company) hereby informs the Shareholders, that

the annual general meeting (hereinafter: AGM) **will be held by the Company at 10 a.m. on 30 April 2025** (Wednesday). **Place of the AGM: 1065 Budapest, Bajcsy-Zsilinszky út 57. 2nd floor** („Bajcsy Irodaház”). Method of holding the AGM: participation in person.

CAPS COAF: HU20250327021940

Agenda items of the AGM:

1. item:
 - Report of the Board of Directors on the business activity of the Company in 2024
 - Report of the Auditor on the Audited Annual Financial Statements of the Company and the Audited Consolidated Annual Financial Statements prepared in accordance with the International Financial Reporting Standards (IFRS) adopted by the European Union for 2024 and the related Business (Management) Reports
 - Report of the Audit Committee on the Report of the Board of Directors on the business activity of the Company in 2024 and on the Audited Annual Financial Statements of the Company and the Audited Consolidated Annual Financial Statements prepared in accordance with the International Financial Reporting Standards (IFRS) adopted by the European Union for 2024 and the related Business (Management) Reports
 - Approval of the Report of the Board of Directors on the business activity of the Company in 2024 and the Audited Annual Financial Statements of the Company and the Audited Consolidated Annual Financial Statements prepared in accordance with the International Financial Reporting Standards (IFRS) adopted by the European Union for 2024 and the related Business (Management) Reports
 - Decision on the distribution of after-tax profit of 2024 and the dividend against the profit of 2024
2. item: Decision on the waiver to be granted to the Board of Directors and the Audit Committee according to the financial year of 2024.
3. item: Decision on the appointment of the Auditor.
4. item: Decision on the compensation of the Board of Directors, members of the Audit Committee and the Auditor.
5. item: Decision on the approval of the Corporate Governance Report.
6. item: Decision on authorization of the Board of Directors to acquire the own shares of the Company.
7. item: Advisory vote of the Remuneration Report of the Company
8. item: Amendment of the Articles of Incorporation as follows:
 - amendment of the principal office of the Company
 - amendment of the main business activity and other business activities of the Company due to The Hungarian Activity Classification (TEÁOR'25), which entered into force on 1 January 2025.
 - regulation of the waiver to be granted to the members of the Audit Committee
 - supplementation of the responsibilities and powers of the Audit Committee regarding to the legal provisions

In relation to the exercise of voting rights we hereby inform our Shareholders, that an identification of the Shareholders will be initiated by the Company in order to close the list of shareholders until the second working day (28 April 2025) prior to the AGM. Record date of the identification of the Shareholders: 23 April 2025.

Shareholder is only entitled to take part on the AGM and exercise its rights if the list of shareholders contains its name on the second working day prior to the date of the AGM. Registered owner of the share cannot be excluded from the exercise of its membership rights at the AGM.

Closure of the list of shareholders does not limit the right of a registered Shareholder to transfer the title of its shares. Transfer of the title of shares prior to the date of the AGM does not preclude right of a registered shareholder to take part at the AGM and exercise its rights.

All of the Shareholders is entitled to participate and exercise its voting rights at the AGM in person or by means of a proxy (authorised in a public deed or in a private document with full force and effect). Representation rights shall be proved prior to the exercise of voting rights.

Shareholder shall have the right to participate, to request information and to make remarks and proposals at the AGM. Shareholder is entitled, if holding shares with voting rights, to vote. Board of Directors shall provide information at the latest three days before the date fixed for the general meeting to all Shareholders which may be deemed necessary for discussions held in connection with the items placed on the agenda of the AGM upon written request submitted at least eight days before the date fixed for the AGM (Hungarian Civil Code: 3:258. §).

Where a group of Shareholders together controlling at least one per cent of the votes propose certain additions to the agenda in accordance with the provisions on setting the items of the agenda, or table draft resolutions for items included or to be included on the agenda, the matter proposed shall be construed to have been placed on the agenda if such proposal is delivered to the Board of Directors within eight days following the time of publication of notice for the convocation of the AGM, and the Board of Directors publishes a notice on the amended agenda, and on the draft resolutions tabled by Shareholders upon receipt of the proposal. The matter published in the notice shall be construed to have been placed on the agenda. (Hungarian Civil Code: 3:259. §)

The proposals relating to the items on the agenda and the draft resolutions shall be published on www.bif.hu, www.bet.hu and www.kozzetetelek.mnb.hu, and can be viewed in paper forma at the seat of the Company at least twenty-one days before the AGM.

In case the AGM does not have a quorum at the announced date and time, the Board of Directors hereby convenes the repeated general meeting with the same agenda on May 14, 2025 (Tuesday) at 10.00 a.m. Such reconvened AGM shall have a quorum with respect to issues originally put on the agenda, irrespective of the number of the Shareholders present.

Place and date: Budapest, 28. March 2025

Budapesti Ingatlan Hasznosítási és Fejlesztési nyilvánosan
működő Részvénytársaság
Board of Directors